

March 1, 2017

Barry Wood
Director Assessment Division
Department of Local Government Finance
Indiana Government Center North
100 North Senate Ave N1058 (B)

Dear Barry,

We have completed the 2017 Crawford County Ratio Study. All sales that were deemed valid were used, including multi-parcel sales and land sales that have since been improved. We used sales between 1/1/2016 and 12/31/2016.

Residential and Ag Homesites

We grouped all townships together for the "Vacant Residential" land study. The townships were grouped together due to similar economic factors. Rates were changed where necessary.

All townships were analyzed in their own "Residential Improved" study with the exception of the following Townships:

Boone Twp, Ohio Twp, Union Twp and Johnson Twp were combined in to one study due to a lack of sales. These townships were combined for analysis due to similar economic factors.

Trending factors were updated where necessary to bring the median ratios closer to 1.00.

Commercial and Industrial

There were insufficient valid commercial and industrial sales for both the improved and vacant land studies. With a lack of sales to analyze we did look at prior years sales of improved and unimproved commercial and industrial properties to verify that we are in line with the current market. The majority of the land for sale in Crawford County is in row crop, which leads to fewer sales of commercial and industrial land.

Large Change Areas

When reviewing our value change by Townships we identified 4 areas that we felt needed addressed.

1. Boone Twp Res Vacant had an increase of 9.9% or \$53,900 for the area. The majority of this change came from the following parcels which were created for 17 pay 18: 13-13-33-315-001.001-002, 13-13-33-315-001.002-002, 13-13-33-406-001.001-002, 13-13-33-408-002.001-002 and 13-13-33-100-001.012-002. The new value from these parcels alone is \$32,000.
2. Union Twp Res Vacant had an increase of 9.6% or \$39,500. The following 2 parcel were created for 17 pay 18: 13-10-11-102-001.001-012 and 13-10-01-107-001.001-012. These 2 parcels combined result in an increase of \$25,200
3. Liberty Twp Commercial Vacant had an increase of 18.06% or \$9,700. The following parcels increased in value: 13-08-06-180-001.000-007, 13-03-36-409-001.000-006 and 13-08-06-100-233.000-007 resulting in the \$9,700 increase.
4. Union Twp Commercial Improved increased 45.6% or \$72,300. The following parcel increased by \$71,400, 13-10-25-310-001.000-012.

Summary

Overall, we saw a slight increase in value within Crawford County. As for Year three review we reviewed the districts of Patoka Township, which you will see reflected in the workbook.

